

# Experiences of Land Management in Cambodia

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# BACKGROUND

- Established **Ministry of Land Management Urban Planning and Construction (MLMUPC)** in early 1999,
- Created a **Council for Land Policy** (2000),
- **Statement** on Land Policy, 2001;
- Enacted new **Land Law** in 2001
- **Interim Land Policy Strategy**, 2002), 3 pillars: (a) land administration; (b) land management; and (c) land distribution.

# The Millennium Declaration

- The Millennium declaration centers on the following eight major goals:
  - **Eradicate poverty and hunger**
  - Achieve universal primary education
  - **Promote gender equality and empower women**
  - Reduce child mortality
  - Improve maternal health
  - Combat HIV/AIDS, malaria and other diseases
  - **Ensure environmental sustainability, and**
  - **Develop a global partnership for development**

# Implementation of MDG

Contribute to address issues that relate to natural resources Management and MGD through :

- **Eradicate poverty and hunger (MDG1),**
- **Promote gender equality and empower women (MDG3),**
- **Ensure environmental sustainability (MDG7),**
- **Develop a global partnership for development (MDG8)**

# Implementation of MDG

**In order to reach these goals, Cambodia developed and implemented Interim Land Policy Strategy,**

**3 pillars:**

- (a) Land Administration for tenure security through land titling and alternative land dispute resolution;**
- (b) Land Management for sustainable development through land use planning; and**
- (c) Land Distribution with equity through land allocation for social and economic purposes.**

# Main Principles for the Land Sector

The principles for the land sector in Cambodia are:

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- Leadership by Cambodia,
- Good governance,
- A single comprehensive policy, program and budget framework,
- A formalized process for coordination and harmonization,
- Use of local systems for program design and implementation, financial management, monitoring and evaluation.

# 2 programs for implementation

- Land Management and Administration Project (LMAP)
- Land Allocation for Social and Economic Development (LASED)

# LMAP Components

**Land Management and Administration Project (LMAP)** : one million titles in five years (2002-2007).

- 1. Development of land policy and regulatory framework,**
- 2. Institutional development,**
- 3. Land titling program and development of a land registration system,**
- 4. Strengthening mechanisms for dispute resolution, and**
- 5. Land management.**

Financial support: **World Bank (US\$ 11.5 million), and the Governments of Finland, Germany, and Canada around US\$10 million as TA, and Royal Government of Cambodia US\$ 2.6 million**

# 1. Results from Component 1 LMAP

- Land Policy Framework established (interim paper ...)
- Legal Framework established for
  - Land Registration
  - State Land Management
  - Land Dispute Resolution
  - Allocation of Social and Economic Land Concessions
- Policies and Legal Framework were developed through transparent and public consultation processes
- Public awareness built up regarding land rights

## 2. Results from Component 2

- University education for land professionals established with support by TU Munich
- Land Registration Teams in 11 Provinces work sustainably (ca. 700 staff)
- Local Administrative Commissions set up, trained and work to support land registration (ca. 5000 locals)
- Dispute Resolution Mechanism set up, trained and work country-wide (1000 staff and 1000 locals)

# Results from component 3

- Land tenure security achieved for 1.5 million people through land titling
  - 1,100,000 land parcels surveyed and adjudicated
  - 810,000 land titles distributed
  - 133 Commune Boundaries fixed (incl. Cad. Index Map)
- Gender balance in favour of women: 70% common property, 20% women headed households, 5% men headed households, 5% other.

# Results from component 3, continued

- Land value increased through titling
- Investment in sustainable land use facilitated: farmers invest more in their land (WB-report)
- Titles are increasingly used as collateral: Banks provide cheaper loans for titled land.
- Land market is promoted.

# Results from component 3, continued

- Cambodian Government provides the title for very cheap fee (2,5 USD per ha)
- Cambodian Government received back 40 Million USD revenue from subsequent land registration
- Tax revenue from land titling contributes to state budget.
- Land registration culture is increasing

# Results from component 4

- The out-of-court land dispute resolution system provides conciliation and arbitration arrangements on land which has no title
- 4689 cases were handled through this country-wide system
- Land tenure security was achieved for 7500 households (equal 1439 cases solved)
- Around 1000 cases rejected
- 2000 cases remain still under processing

# Results from Component 5

- The following land management tools for environmental sustainability have been piloted:
  - Participatory land use planning tools were elaborated for urban and rural regions
  - District strategic development plans have been piloted.
- State land management approaches have been identified to support the land allocation project (LASED).

# LASED Components

- Land Allocation for Social and Economic Development:
  - Start: Jan 2007, Support from Germany: 3 Mill. EUR
- Project Objective: Distribute state land for the landless and land poor and provide support for rural livelihoods.
- Component 1: Land identification
- Component 2: Beneficiary identification
- Component 3: Integrated rural development

# LASED results

- 5000 ha land registered for social land concessions in two pilot provinces
- Beneficiaries identified
- 700 families will get land in 2008
- Access roads, drinking water supply ready for implementation in 1 pilot area

# Conclusion

- Land titling and land allocation for landless and land poor contributed to poverty reduction and economic growth (part of MDG1)
- Land titling and land allocation promotes gender equity and empowers women (MDG 3)
- Land management contributes to environmental sustainability (MDG 7)
- Development of land markets support open trading and financial systems (MDG 8)



Thank you for your attention!

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